

Local Market Update through October 2019

A Research Tool Provided by the Staten Island Board of REALTORS®, Inc.



East Shore

Includes data from Arrochar, Grasmere, Old Town, South Beach, Dongan Hills, Dongan Hills Below Hylan, Grant City and Midland Beach

+ 4.1%

- 12.0%

+ 8.5%

Year-Over-Year Change in New Listings

Year-Over-Year Change in Closed Sales

One-Year Change in Median Sales Price*

Last 3 Months

Year to Date

	Thru 10-2018	Thru 10-2019	+ / -	Thru 10-2018	Thru 10-2019	+ / -
New Listings	147	153	+ 4.1%	494	526	+ 6.5%
Pending Sales	89	91	+ 2.2%	273	301	+ 10.3%
Closed Sales	100	88	- 12.0%	302	290	- 4.0%
Lowest Sale Price*	\$110,000	\$265,000	+ 140.9%	\$110,000	\$120,000	+ 9.1%
Median Sales Price*	\$552,500	\$599,400	+ 8.5%	\$560,000	\$560,000	0.0%
Highest Sale Price*	\$1,350,000	\$1,269,000	- 6.0%	\$1,475,000	\$1,775,000	+ 20.3%
Percent of Original List Price Received*	95.3%	93.4%	- 2.0%	96.0%	93.5%	- 2.6%
Inventory of Homes for Sale	189	197	+ 4.1%	--	--	--
Months Supply of Inventory	6.8	6.9	+ 1.9%	--	--	--

* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

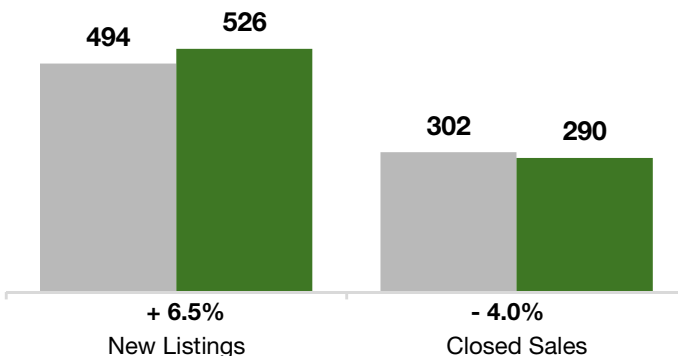
Last 3 Months

■ Thru 10-2018
■ Thru 10-2019



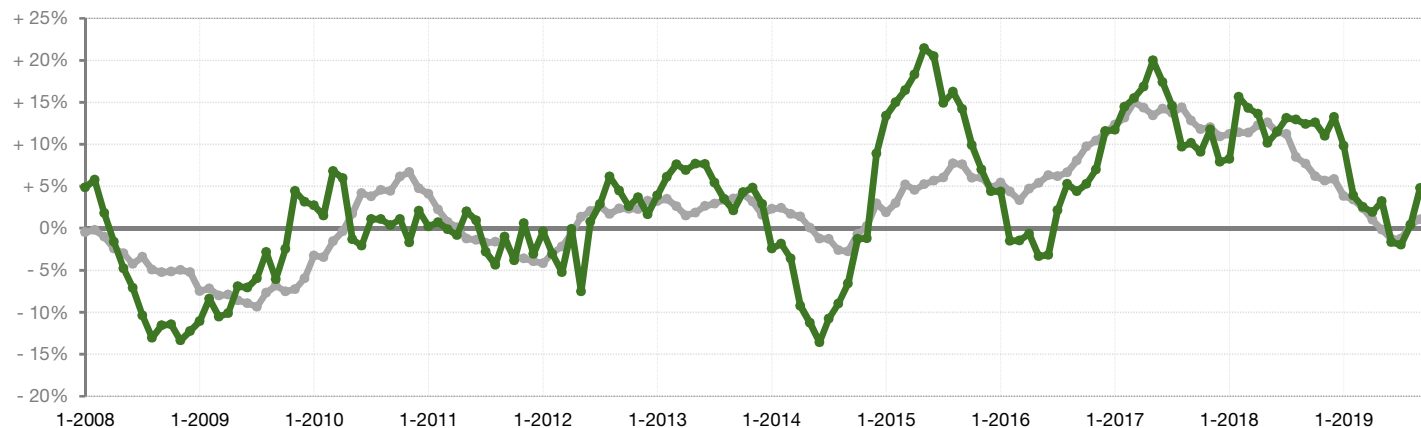
Year to Date

■ Thru 10-2018
■ Thru 10-2019



Change in Median Sold Price from Prior Year (6-Month Average)**

All MLS —
East Shore —



**Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period. | Current as of November 5, 2019. All data comes from the Staten Island Multiple Listing Service, Inc. Report © 2019 ShowingTime.